

## DEVELOPMENT SERVICES NEWSLETTER

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• **MISSION STATEMENT:**  
“Our Mission is to encourage and promote safe, quality development and construction in the City of Salina.”

• **PME MEETING:** The Plumbing, Mechanical & Electrical Contractors meeting is normally held in March, June, September and December usually on the first Wed. or Thurs. of the designated month. The next meeting is scheduled for Thurs., June 3, 2010 at 6:00 p.m.

• **UPCOMING BUILDING ADVISORY BOARD MEETING DATES:**

**April 13, May 11,  
June 8, July 13**

BAB Meetings are at 4:00 p.m. in Rm. 107 of the City County Building at 300 W. Ash. These meetings are approved for continuing education credit hours for City of Salina licensed contractors.

### STAY INFORMED AND STAY INVOLVED:

Subscribe to mailing lists from the City's website at [www.salina-ks.gov](http://www.salina-ks.gov) and keep up to date with:

- **BAB meeting notices and agendas**
- **PME quarterly meeting notice and agenda**
- **Code Changes and Administrative Interpretations**

There will be local continuing education sponsored/presented by City of Salina staff on April 22nd and on June 3rd. Watch your mail (or email) for details.

**Contractors:** Be sure to confirm that we have your correct contact information with the City Clerk's office 785-309-5735

### New Building Official for Salina



On March 1, 2010 Paul Curry began employment as the Building Official for the City of Salina. Paul has over 30 years experience in construction engineering and code administration. With nearly 20 years experience in the private sector, designing and building electrical generating facilities, which included responsibility for local, state and federal code administration, Paul transitioned to the public sector 14 years ago. His experience in the fast-growing communities of Southern Nevada, prior to coming to Salina, prepared him for being receptive to a wide variety of creative and diverse building projects.

Paul's experience in Building Code administration has included plan review, building inspection, serving as Building Official, and code development management on the local and national level. He has participated in the International Code Council code developmental process for the 2006, 2009, and (first draft) 2012 codes. He also serves as chairman of one of the examination development committees for the national testing/certification of ICC plans examiners.

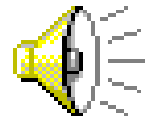
Paul possesses certifications from the International Code Council in all disciplines of Building, Plumbing, Mechanical, Electrical, Accessibility, Property Maintenance, Fire, and Energy Conservation, including Certified Building Official and Master Code Professional, the highest level of certification awarded to Building Code professionals.

Additionally, Mr. Curry is a LEED Accredited Professional, certified by the U.S. Green Building Council, and is active in the Green Building Code development and the Energy Conservation Code development processes.

Paul brings an extensive training background to our community and is actively interested in continuing the process of providing continuing and progressively more extensive training to all members of the development community, including designers, builders, and fellow code officials. He sees training and education as part of a complete customer service package that the City of Salina can offer to benefit the partnership between developers and the Building Services Division.

Mr. Curry possesses degrees in Mechanical Engineering and Information Technology, and continues to participate in the ongoing code development processes in order to better serve our community. He is eagerly looking forward to partnering with our development community to best serve the interests of the citizens of Salina, as well as making his family an integral and welcome part of Salina.

Paul has already met many contractors, designers and developers and he will continue to visit job sites and businesses. **We welcome you to stop by and meet Paul.**



## REMINDER:

Keep your certificates of attendance for continuing education classes. When you renew your license bring **copies** of those certificates with you. Once the City verifies the continuing education and approves renewal of your license those documents will be scanned and the paper copies will be discarded.

### Some Continuing Education Sources

Kansas Plumbing, Heating, Cooling Contractors Assoc., Inc. (KPHCC) [www.kphcc.org](http://www.kphcc.org) 1632 S. West St., Ste 3, Wichita, KS 67213, call **316-943-7100**

International Association of Plumbing and Mechanical Officials (IAPMO) [www.iapmo.org](http://www.iapmo.org), call **800-854-2766**

International Code Council (ICC) [www.iccsafe.org](http://www.iccsafe.org), call **1-800-423-6587**

**Johnson County, Kansas** - Johnson County has developed a continuing education program - [www.jocogov.org](http://www.jocogov.org), call **913-715-2233**

#### **American Red Cross**

[www.northcentralkansas.redcross.org](http://www.northcentralkansas.redcross.org)

call **827-3644** – The Red Cross sponsors CPR or First-Aid courses

**Salina Area Technical School**, call **785-309-3102** for a schedule of classes. Be sure to double check with us to see if the classes are approved.

**Kansas Trane** sponsors and presents continuing education – Most of these courses would be approved by the building official; however please be sure to check first. [www.kansastrane.com](http://www.kansastrane.com), call **316-265-9655**

**Online continuing education** will be considered for continuing education credit, provided the Building Official has approved the online course before you register to take it.

If you find another conference, seminar or course and would like to know if it qualifies for required continuing education hours, please bring or email detailed information about the course to Building Services. The building official will review the information and let you know if it qualifies for continuing education hours.

### **Important Date: December 31, 2010**

All provisional building and specialty contractor's licenses (and most regular licenses) with the City of Salina will expire on December 31, 2010. If you have the required continuing education hours, your provisional license will renew and convert to a regular license for the applicable category.

#### **Class A, B, or C provisionally licensed contractors:**

The designated qualified individual must have **36 hours** of continuing education by Dec. 31, 2010. If the qualified individual does not have the required hours of continuing education by December 31, 2010, the license will not renew or be converted. The qualified individual will need to take and pass a test for the applicable license category.

#### **Specialty provisionally licensed contractors:**

The designated qualified individual must have **9 hours** of continuing education prior to Dec. 31, 2010. If the qualified individual does not have the required hours of continuing education by December 31, 2010, the license will not renew or be converted. The qualified individual will need to take and pass a test for the applicable license category.

#### **Class A, B, or C regular (not provisional) licensed contractors:**

The designated qualified individual must have **18 hours** by December 31, 2010. If the qualified individual does not have the required hours of continuing education by December 31, 2010, the license will not be renewed. The company will need to declare a qualified individual who meets the requirements.

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## Coming Soon!!

Continuing Education sponsored or presented by the City of Salina...

**April 22, 2010 and June 3, 2010**

...registration details coming soon by mail or email. If you are a licensed contractor or tradesman please be sure to check with the City Clerk's office, 785-309-5735, and confirm that we have your current contact information on file, including your email address.

## The 100 Year Flood Plain and New Home Construction

### Q: What is the 100-year flood plain?

The areas that according to a flood study would be inundated (covered by 1-3 ft. of water) by a 100-year flood. It is also the area that is referred to by FEMA as the Special Flood Hazard Area (SFHA). These are the areas in the community where development must be regulated.

### Q: What kinds of regulations or special requirements are there on flood plain lots?

No basements may be constructed on lots located in the mapped 100-year flood plain. New homes built in designated flood plain areas must be slab on grade or crawl space homes. The lowest floor and lowest adjacent grade next to the home must be at or above the calculated 100-year flood plain elevation (BFE) for that area. This must be confirmed by an Elevation Certificate.

### Q: What is an Elevation Certificate?

An Elevation Certificate is prepared by a licensed surveyor and certifies the elevation of the lowest floor and lowest adjacent grade of a new structure are above the Base Flood Elevation (BFE). It is used to provide information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the property flood insurance premium rate, and / or to support a request to amend the FIRM map.

### Q: When do I need an Elevation Certificate?

The City may require an Elevation Certificate prior to obtaining a Certificate of Occupancy on a new home or commercial building. You may need one if you feel that the flood insurance premium you're given is incorrect or if you intend to provide FEMA with documentation showing that the FIRM is incorrect and a Letter of Map Amendment (LOMA) should be issued for a structure.

### Q: When is an Elevation Certificate usually done?

The local building code requires that an Elevation Certificate be prepared prior to beginning vertical construction. This is also the best time to catch any measurement or surveying errors so if the foundation needs to be raised or adjusted that can be done before the structure starts getting built.

### Q: My customer wants a basement under their home, what are the options?

When the City of Salina entered the National Flood Insurance Program in 1986, FEMA granted the City of Salina a "basement exemption" but no basements have ever been built under this exemption because the basements must be flood-proof and designed by an engineer and it's difficult to get an engineer to certify a design as flood-proof and flood-proof basements are difficult and expensive to build. The exemption also limits basements to a depth of 4 ft. which has also

made it an unattractive option. There are other options that have been used by builders since 1986.

- A grid elevation survey of a lot can be done and if it confirms that the lot is naturally at an elevation above the 100 year flood elevation (BFE), the lot can be officially removed from the 100 year flood plain by a FULL LOMA and then the home can have a basement.
  - If a lot has a creek or channel in the backyard but a grid elevation shows the buildable portion of the lot is above the BFE, the owner / builder can apply for a FULL LOMA for a legally described portion of the lot (a lot within the lot). Once this legally described portion of the lot is officially removed, a home with basement can be built on that legally described portion.
  - If a lot or portion of subdivision is naturally below the 100 year flood elevation, fill can be imported to raise the entire lot or area above the BFE and the filled portion can be surveyed and the survey may be sent to FEMA requesting a Letter of Map Revision based on fill (LOMR-F). The fill must be compacted to 95% prior to the elevation survey and soil compaction tests are sometimes required.
- \* All of these options require that a Letter of Map Amendment / Revision (LOMA / LOMR) application be submitted to FEMA and that a LOMA be issued by FEMA removing the building lot from the flood plain before construction of a home with basement can begin. There is generally a 4 to 6 week processing period for LOMA applications.

### Q: What is going on right now?

As part of a congressionally mandated nationwide flood map modernization initiative, the Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS), for Salina and Saline County have recently been updated. The new maps were prepared by a contractor working for the Federal Emergency Management Agency (FEMA). The new maps are digital and are supposed to be more technically correct for use in local floodplain management decisions.

FEMA sent a preliminary set of updated FIRM maps to the City on December 18, 2009 starting a 90 day public review period. City staff identified a number of physical errors on the maps and changes to BFEs and flood plain boundaries that appeared to overstate the flood risk in certain areas of the community. Staff believes this was partially a result of bad modeling. As a result the City of Salina submitted a formal appeal of the new FIRM maps to FEMA on March 18, 2010 and that appeal is under review by FEMA and their mapping contractor – Michael Baker, Jr., Inc.

**Building Services Division  
Planning Division**

300 W. Ash, Room 201  
P.O. Box 736  
Salina, KS 67402-0736

Phone: Building Services  
(785) 309-5715  
email: [building.services@salina.org](mailto:building.services@salina.org)

Phone: Planning 785-309-5720  
FAX: (785) 309-5713

Visit the City Website  
at [www.salina-ks.gov](http://www.salina-ks.gov)



## Lead-Safe Certification Required for Contractors Who Work on Pre-1978 Homes

Many of you have heard about a new requirement for contractors to be certified renovators in order to perform work on homes built before 1978. It's true; there is a new requirement but it is not a local ordinance/law. It is a federal / state law and will be enforced by the Environmental Protection Agency and/or the State of Kansas, Department of Health and Environment (KDHE). Effective April 22, 2010, all contractors who work on a pre-1978 home in which they disturb more than 6 (six) square feet of surface coating will be required by law to be a certified Renovation Firm, and employ licensed renovators. Certification training will be required through an accredited training provider to receive an 8-hour lead safe work practices (LSWP) course. **The Salina Homebuilders Association is sponsoring a certification class on April 21, 2010. Contact Marilyn Johnson at SHBA, 823-1457 for registration details. Star Lumber Supply is sponsoring six certification classes in June 2010. Contact Mike L'Ecuier at Star Lumber at 785-827-3618 for registration details. Eight hours of continuing education credit is also approved for City of Salina licensed contractors.**

For more information on these requirements visit the Healthy Homes website at:

<http://www.kshealthyhomes.org> or contact one of the following:

Healthy Homes & Lead Hazard Prevention Program - 1-866-865-3233 - [lead@kdheks.gov](mailto:lead@kdheks.gov)

Loren Wranosky – 785-296-3653 – [lwranosky@kdheks.gov](mailto:lwranosky@kdheks.gov)

Jason Meinholdt – 785-296-1274 – [jmeinholdt@kdheks.gov](mailto:jmeinholdt@kdheks.gov)

Tom Langer – 785-368-7391 – [tlanger@kdheks.gov](mailto:tlanger@kdheks.gov)

**The City of Salina is not, at this time, directly involved in the facilitation or enforcement of this new requirement.** (We will continue, per local ordinance #06-10365, to require submittal of the LPN and CNR forms, when work is being done on pre-1978 one/two family dwellings, at the time of building permit issuance, but that ordinance is not directly related to the new law).

**Development Services**

300 West Ash Street ♦ P.O. Box 736  
Salina, Kansas 67402-0736  
TELEPHONE (785) 309-5715  
FAX (785) 309-5713